

No. _____

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Myrtle Street Conservation Village Proposed Text Amendment

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Tony Walter **EXT.** 7375

Agenda Date 2/18/04 Regular ☐ Consent ☐ Work Session ☐ Briefing ☐
Public Hearing – 1:30 ☐ Public Hearing – 7:00 ☒

MOTION/RECOMMENDATION:

1. RECOMMEND that the Board of County Commissioners transmit the proposed text amendment to the Department of Community Affairs; or
2. RECOMMEND that the Board of County Commissioners transmit the proposed text amendment to the Department of Community Affairs with alternate recommendations and comments; or
3. RECOMMEND that the Board of County Commissioners not transmit the proposed text amendment to the Department of Community Affairs; or
4. CONTINUE this item to a date and time certain.

District 5 – Commissioner McLain

Tony Walter, Assistant Planning Manager

BACKGROUND:

At the January 7, 2004 LPA/P&Z meeting the Commission recommended that the Board of County Commissioners direct staff to:

- Draft an amendment to the Vision 2020 Comprehensive Plan to create an overlay district for Sub Area – 1 of the Myrtle Street Study area,
- Create a map and legal description of Sub Area – 1 of the Myrtle Street Study area as an overlay district to include in the Future Land Use Element of the Comprehensive Plan,
- To cap the density in Sub Area – 1 of the Myrtle Street Study area at 2 units per acre including 1 unit per acre permitted under the current land use and zoning and 1 unit per acre as an incentive bonus,
- Finalize the draft Land Development Code language in ordinance form for consideration for adoption, and

Reviewed by:
Co Atty: KZC
DFS: _____
Other: / _____
DCM: _____
CM: _____
File No. Z2003-024

- To the extent possible, simplify the development regulations to facilitate creativity through the four-step development process.

Staff is proposing additional language to Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept to reference Exhibit FLU: Myrtle Street Conservation Village Area, to include 1.0 dwelling unit per buildable acre as the maximum incentive bonus, and identify preservation of open space, stormwater volume reduction, water quality treatment, connecting to water and sewer, and restoration and management of preserved open space as requirements for the incentive bonus.

Staff continues to meet with stakeholders to refine the Land Development Code amendments to implement Conservation Village.

STAFF RECOMMENDATION:

RECOMMEND that the Board of County Commissioners transmit the proposed text amendment to the Department of Community Affairs.

Attachment: Current Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept Text
Proposed Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept Text Amendments
Proposed Exhibit FLU: Myrtle Street Conservation Village Area

CONSERVATION VILLAGE TEXT AMENDMENTS

OBJECTIVE FLU

SPECIFIC AREA PLANS

Amendment 03F.TXT03.1 New Policy

Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character within planned unit developments in the Myrtle Street Special Study area to:

- A Maximize preservation of conservation areas and unique features of the site;
- B Encourage creative design by clustering homes into "villages" surrounded by natural open spaces;
- C Incorporate trail and pedestrian opportunities;
- D Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E Provide for storm water conveyance and retention that exceeds on-site requirements; and
- F Provide for an opportunity to apply for density bonuses to encourage developments with significant public benefit as they relate to roads, water, sewer and storm water infrastructure, preservation of upland open areas, and quality of life in Seminole County.

CONSERVATION VILLAGE POLICIES FOR SPRING 2004 AMENDMENT CYCLE

OBJECTIVE FLU SPECIFIC AREA PLANS

Proposed Policy Amendment

Policy FLU 9.3 Myrtle Street Study Area Conservation Village Development Concept

The County shall provide for creative design concepts focused on preservation of natural open spaces, sensitive lands and area character ~~within planned unit developments~~ in the Myrtle Street Special Study area, **as depicted in Exhibit FLU: Myrtle Street Conservation Village Area**, to:

- A Maximize preservation of conservation areas and unique features of the site;
- B Encourage creative design by clustering homes into "villages" surrounded by natural open spaces;
- C Incorporate trail and pedestrian opportunities;
- D Promote enhanced street systems resulting in reduced infrastructure and impervious surfaces;
- E Provide for storm water conveyance and retention that exceeds on-site requirements; and
- F Allow for the ability to add density, **up to an additional 1.0 dwelling unit per buildable acre, not to exceed a total of 2.0 dwelling units per buildable acre. To qualify for the additional density, at least 50% of the site must be preserved as common open space exclusive of wetlands, floodplains, and other elements protected from development. Further the applicant must connect to central water and sewer, shall provide an enhanced stormwater volume reduction and water quality treatment system, and shall develop and implement a restoration and management plan for the preserved** open space.

MYRTLE STREET CONSERVATION VILLAGE AREA

